

Building Excerpt

FISCAL YEAR 2013-14 CITY OF MOUNTAIN VIEW MASTER FEE SCHEDULE



COMMUNITY DEVELOPMENT

<u>TITLE</u>	<u>FEE</u>	<u>BASIS</u>	<u>FUND/INDEX/ SUBJECT</u>	<u>STATE/CITY CODE</u>	<u>EFFECTIVE DATE</u>	<u>CASH RECEIPT CODE</u>
BUILDING SERVICES						
Addition/Change of Address	\$65.00	Hour (3-hr. min. per address)	101/219102/41403	8.3.1(c)	7/1/99	CHGADR
Additional Plan Review (including Alternate Materials and Methods Review — 2-hr. min.)	\$85.00	1-hr. min.	101/219102/42706	8.3.1(c) §18935-44.5	7/1/99	BLDAPC
Code Compliance Inspection	\$85.00	Hour (4-hr. min. per address)	101/219102/41403	8.3.1(c) §18935-44.5	7/1/99	BLDCOD
Residential Demolition Permit	Table 1-A (see Att. A)	Minimum Valuation \$5,000 per Structure	101/219102/41403	8.3.1(c) §18935-44.5	7/1/99	BLDDDEM
Guide to Remodeling	\$5.00	Fixed	101/219102/42715			BLDGDE
Inspections (outside of normal business hours)	\$85.00	Hour (2-hr. min.)	101/219102/42706	8.3.1(c) §18935-44.5	7/1/99	N/A
Inspections for which No Fee is Specified	\$85.00	Hour	101/219102/42706	8.3.1(c) §18935-44.5	7/1/99	N/A
Reinspections	\$85.00	Hour (4-hr. min.)	101/219102/41403	8.3.1(c) §18935-44.5	7/1/12	BLDRIN
Special Inspections and Investigative Inspections	\$85.00	Hour (2-hr. min.)	101/219102/42706	8.3.1(c) §18935-44.5	7/1/99	N/A
Building and Fire Permits (including separate grading and commercial demolition permits) ⁷	Table 1-A (see Att. A)	City Building Valuation Table	101/219102/41403	8.3.1(c) §18935-44.5	3/25/09	BLDPER (BLDDDEM, BLDGRD)
Building Plan Check Fee	65% of building permit fee	Plan Check	101/219102/42709	8.3.1(c) §18935-44.5	7/1/01	BLDPC

COMMUNITY DEVELOPMENT
(continued)

<u>TITLE</u>	<u>FEE</u>	<u>BASIS</u>	<u>FUND/INDEX/ SUBJECT</u>	<u>STATE/CITY CODE</u>	<u>EFFECTIVE DATE</u>	<u>CASH RECEIPT CODE</u>
E-Permit ⁷	Included in other permits		101/219102/41417	N/A	7/1/01	BLDEP
Electrical Permits	\$36.71+ Table 1-B (see Att. B)	Permit	101/219102/41409	8.71 \$18935-44.5	7/1/01	BLDELC
Electrical Inspections Not Covered by Table 1-B	\$85.00	Hour	101/219102/41409	8.71 \$18935-44.5	7/1/99	N/A
Electrical Plan Check	65% of elec- trical permit	Plan Check	101/219102/41405	8.71 \$18935-44.5	7/1/01	BLDPC
Mechanical Permits	\$36.71+ Table 1-C (see Att. C)	Permit	101/219102/41407	8.51.1 \$18935-44.5	7/1/01	BLDMEC
Mechanical Inspections Not Covered by Table 1-C	\$85.00	Hour	101/219102/41405	8.51.1 \$18935-44.5	7/1/99	N/A
Mechanical Plan Check	65% of mechanical permit	Plan Check	101/219102/41405	8.51.1 \$18935-44.5	7/1/01	BLDPC
Minimum Fire Suppression or Alarm System Inspection	\$85.00	Hour (3-hr. min.)	101/219102/41403	8.31(b) \$18435-44.5	7/1/99	BLDFIR
Nonspecific Office Task:	\$65.00	Hour	101/219102/42715	8.31(b) \$18435-44.5	7/1/99	N/A
Permit Extension		1-Hr. Min.				
Temporary Certificate of Occupancy		2-Hr. Min.				
All Other		1-Hr. Min.				
Photovoltaic (solar) Permit— Commercial (actual system installation only)	25% of fees calculated based on Master Fee Schedule	Permit (see Attachments 1A through 1D)	101/219102/42709	8.3	11/3/09	N/A

COMMUNITY DEVELOPMENT
(continued)

<u>TITLE</u>	<u>FEE</u>	<u>BASIS</u>	<u>FUND/INDEX/ SUBJECT</u>	<u>STATE/CITY CODE</u>	<u>EFFECTIVE DATE</u>	<u>CASH RECEIPT CODE</u>
Plumbing Permits	\$36.71+ Table 1-D (see Att. D)	Permit	101/219102/41405	8.31.3(c) \$18935-44.5	7/1/01	BLDPLM
Plumbing Inspections Not Covered by Table 1-D	\$85.00	Hour	101/219102/41405	8.31.3(a) \$18935-18944.5	7/1/99	N/A
Plumbing Plan Check	65% of plumbing permit	Plan Check	101/219102/41405	8.31.3(a) \$18935-44.5	7/1/01	BLDPC
PARKING DISTRICT						
Daily	\$1.60	Space	214/212217/41499	19.92.1	1/1/07	PLCPKG
	\$31.25	25 Daily Permits	214/212217/41499	19.92.1	1/1/05	PLCPKG
Annual Parking Permits	\$240.00	Space	214/212217/41499	19.92.1	1/1/07	PLPRKG
Monthly Parking Permits	\$40.00	Space	214/212217/41499	19.92.1	1/1/07	PLPRKG
Parking In-Lieu Fee*	\$26,000.00	Space	214/721401/42799	Downtown Precise Plan	9/26/00	PKGLIU
Reimbursement for Damages	Cost	Variable	214/212217/43623	N/A	1/10/92	N/A
PLANNING⁸						
Administrative Oversight Fee for Consultant Reports, Contracts (i.e., environmental documents)	Cost +15%	Variable	101/211215/42707	28.70-.73 (EIR)	7/1/99	PLCONS

Note: Subsequent to approval of Proposition 26 by voters in November 2010, FASD and the CAO reviewed all fees and determined if the fees were subject to Proposition 26 and further determined if the fees were exempt in accordance with the exemptions allowed under the proposition.

ENDNOTES

* Subject to AB 1600

- ¹ The Finance and Administrative Services Director has the authority to modify the fee in accordance with any future service contracts or price increases.
- ² No charge to directly affected citizens, governmental agencies, or media. The City Manager's Office and City Clerk can adjust the rates. See Council Policy B-3 for complete guidelines.
- ³ Including, but not limited to, election materials and Statements of Economic Interest forms.
- ⁴ Pass-through from City's bank, will automatically increase with bank charges.
- ⁵ The Finance and Administrative Services Director has the authority to modify the fee in accordance with any future service contracts or price increases.
- ⁶ Oversize or special processing documents, third-party retrieval of off-site records, and microfilm retrieval. In addition, reimbursement for employee time and costs may be assessed as authorized in CCP 1985.6, 2065.
- ⁷ Effective July 1, 2001, 4.0 percent was added to recover the cost of technology-related services. Effective March 25, 2009 (see March 24, 2009 Item 4.14) a State-mandated Green Building Code Pass-Through Fee (SB 1473) was added. The fee is calculated as follows:

<u>Permit Valuation</u>	<u>Fee</u>
\$1 to \$25,000	\$1
\$25,000 to \$50,000	\$2
\$50,000 to \$75,000	\$3
\$75,000 to \$100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	\$1

Seismic Hazards Mapping Program Fees (SMIP)

The California Strong Motion Instrumentation Program (CSMIP) was established in 1972 by the California Legislature to obtain vital earthquake data for the engineering and scientific communities through a State-wide network of strong-motion instruments. Residential construction of three stories and less will use the table entitled Category 1. For all other construction, the table entitled Category 2 will be used. Five percent (5.0%) of SMIP fees collected are retained by the City for seismic education and data utilization.

- ⁸ Applications may be subject to an hourly fee for applicable staff time in order to be fully cost recovered. This hourly rate only applies to unusually large or complex projects that require staff support beyond the scope of work included in the development of the basic fees and will be based on the time required to process the entire project. The applicant will be notified if this fee is applicable to their project.
- ⁹ Limited to the materials and supplies used to make copies.
- ¹⁰ Projects that require General Plan Amendments, Precise Plan Amendments, and/or zoning text amendments are required to obtain City Council Gatekeeper authorization.
- ¹¹ Code section stipulates that each fee shall be established by resolution and adjusted annually as part of the City's annual budget process by the percentage change in the CPI for San Francisco-Oakland-San Jose for the previous year.
- ¹² Calculated on the net new habitable building area of all new market-rate rental housing developments (new habitable square footage that is replaced on the same site).

**BUILDING AND FIRE PERMITS
TABLE 1-A**

Attachment A

TOTAL VALUATION

\$1.00 to \$500.00	\$36.45
>\$500.00 to \$2,000.00	\$36.45 for the first \$500.00 plus \$4.75 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
>\$2,000.00 to \$25,000.00	\$107.35 for the first \$2,000.00 plus \$21.70 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
>\$25,000.00 to \$50,000.00	\$606.45 for the first \$25,000.00 plus \$15.65 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
>\$50,000.00 to \$100,000.00	\$997.80 for the first \$50,000.00 plus \$10.85 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
>\$100,000.00 to \$500,000.00	\$1,540.30 for the first \$100,000.00 plus \$8.70 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
>\$500,000.00 to \$1,000,000.00	\$5,012.30 for the first \$500,000.00 plus \$7.35 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
>\$1,000,000.00 and up	\$8,693.60 for the first \$1,000,000.00 plus \$5.65 for each additional \$1,000.00 or fraction thereof.

Other Inspections and Fees

- | | |
|--|------------------|
| 1. Inspections for which no fee is specifically indicated. (Minimum charge – one hour) | \$85.00 per hour |
| 2. Code compliance inspection. (Minimum charge – four hours) | \$85.00 per hour |
| 3. Digital Imaging/Microfilm fee. | \$2.00 per sheet |

When a plan or other data is required to be submitted by the current adopted California Building Code (CBC), a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review (plan check) fee shall be sixty-five percent (65%) of the building permit fee as determined above and is nonrefundable. Project valuation amount shall be calculated by using the current building valuation table. This table is to be updated by the Building Official, per the adopted CBC.

UNIFORM ELECTRIC CODE FEES
TABLE 1-B

Attachment B

1. Issuing each permit.	\$36.71
2. <u>Dwelling Units</u>	
A. New one- or two family-dwellings, including all electrical wiring, devices, appliances, or equipment including service; for each 100 square feet of floor area or fraction thereof, including garage area.	\$5.50/ 100 sq. ft.
B. New apartment houses, three or more dwelling units, not over three stories in height, including all electrical wiring, devices, appliances, or equipment not including service for each apartment unit including carports and garages.	\$35.30
3. <u>Services</u>	
A. New service, first 100 amps.	\$11.80
B. Each additional 100 amps or portion thereof.	\$4.70
C. Service change, one- or two-family dwelling units, first 100 amps.	\$35.30
D. Each additional 100 amps or portion thereof for a service change on a one- or two-family dwelling unit.	\$4.70
E. Service change on a commercial, industrial, or apartments (per apartment unit), first 100 amps.	\$58.80
F. Each additional 100 amps or portion thereof for a service change on a commercial, industrial, or apartment (per apartment unit).	\$4.70
G. Temporary service pole with meter or distribution panel.	\$35.30
H. Temporary use of permanent service, commercial or industrial only, with the approval of the administrative authority, per building.	\$35.30
4. <u>Other Than Dwelling Units</u>	
A. Offices, manufacturing plants, restaurants, stores, assembly buildings, R&D buildings, motels, hotels, etc., including lights, receptacles, equipment, other than motors or transformers.	
— Up to and including 5,000 sq. ft. is \$0.036 per sq. ft.	
— \$180.00 for the first 5,000 sq. ft. plus \$0.018 for each additional sq. ft. from 5,001 up to and including 15,000 sq. ft.	
— \$360.00 for the first 15,000 sq. ft. plus \$0.0036 per sq. ft. for each additional sq. ft. from 15,001 and up.	
B. Shell buildings and warehouses.	
— Up to and including 5,000 sq. ft. is \$0.036 per sq. ft.	
— \$180.00 for the first 5,000 sq. ft. plus \$0.0036 for each sq. ft. from 5,001 and up.	

UNIFORM ELECTRIC CODE FEES

TABLE 1-B

(Continued)

- C. Exterior area illumination, including parking lot light poles.
- Each fixture 200 to 1,000 watts
 - Each fixture over 1,000 watts
- D. Motors, transformers, generators, welders, furnaces, rectifiers and water heaters.
Each Hp, KVA, KW, or portion thereof equals 1 unit.
- | | |
|-----------------|---------|
| 1 - 3 units | \$4.70 |
| 4 - 6 units | \$7.05 |
| 7 - 10 units | \$8.25 |
| 11 - 15 units | \$11.70 |
| 16 - 20 units | \$17.65 |
| 21 - 30 units | \$21.20 |
| 31 - 75 units | \$30.60 |
| 76 - 100 units | \$35.30 |
| 101 - 500 units | \$47.05 |
| over 500 units | \$58.80 |

5. Remodels

If the square footage method as outlined in Section 2.A is not practical, the following methods may be used to determine the appropriate fees.

- A. Each five (5) items (light switches, lights, outlets, or receptacles) in combination shall equal one (1) unit.
- | | |
|-----------------|---------|
| 1 - 3 units | \$4.70 |
| 4 - 6 units | \$7.05 |
| 7 - 10 units | \$8.25 |
| 11 - 15 units | \$11.70 |
| 16 - 20 units | \$17.65 |
| 21 - 30 units | \$21.20 |
| 31 - 75 units | \$30.60 |
| 76 - 100 units | \$35.30 |
| 101 - 500 units | \$47.05 |
| over 500 units | \$58.80 |
- B. Each subpanel added and each range, dryer, washer, washer/dryer, water heater, built-in appliance, appliance center, furnace fan, exhaust fan, kitchen hood and fan, garbage disposal, dishwasher, and circulating pump. \$3.55/each
- C. Each branch circuit greater than 30 amps. \$1.20/each

UNIFORM ELECTRIC CODE FEES
TABLE 1-B
(Continued)

6. Signs

A. Each electric self-contained sign bearing the label of an approved testing agency or fabricated by a licensed fabricating facility, including the branch circuit.

1 - 10 sq. ft. \$23.50

11 - 20 sq. ft. \$35.30

over 20 sq. ft. \$58.80

For any inspections not covered by fee above.

\$85.00
per hour

Plan check for electrical plans shall be sixty-five percent (65%) of the electrical permit cost.

UNIFORM MECHANICAL CODE FEES
TABLE 1-C

Attachment C

1. Issuing each permit.	\$36.71
2. For the installation or relocation of each forced air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 BTUs or 8.3 tons.	\$11.80
3. For the installation or relocation of each forced air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 BTUs or 8.3 tons.	\$15.30
4. For the installation or relocation of each floor furnace, including vent.	\$11.80
5. For the installation or relocation of each suspended heater, recessed wall heater, or floor-mounted unit heater.	\$11.80
6. For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit.	\$7.05
7. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit; or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this Code.	\$11.80
8. For the installation or relocation of each boiler or compressor, up to and including 3 horsepower; or each absorption system up to and including 100,000 BTUs or 8.3 tons.	\$11.80
9. For the installation or relocation of each boiler or compressor over 3 horsepower, up to and including 15 horsepower; or each absorption system over 100,000 BTUs up to and including 500,000 BTUs or 8.3-42 tons.	\$23.50
10. For the installation or relocation of each boiler or compressor over 15 horsepower, up to and including 30 horsepower; or each absorption system over 500,000 BTUs, up to and including 1,000,000 BTUs or 42-84 tons.	\$30.60
11. For the installation or relocation of each boiler or compressor over 30 horsepower, up to and including 50 horsepower; or for each absorption system over 1,000,000 BTUs, up to and including 1,750,000 BTUs or 84-146 tons.	\$47.00

UNIFORM MECHANICAL CODE FEES

TABLE 1-C (Continued)

12. For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 BTUs or over 146 tons.	\$82.32
13. For each air-handling unit, up to and including 10,000 cubic feet per minute, including ducts attached to the cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in the Code.	\$9.40
14. For each air-handling unit over 10,000 cubic feet per minute.	\$14.50
15. For each evaporative cooler other than portable types.	\$9.40
16. For each ventilation fan connected to a single duct.	\$7.05
17. For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.	\$9.40
18. For the installation of each residential-type hood which is served by mechanical exhaust, including the ducts for such hood.	\$9.40
19. For the installation of each commercial hood, which contains a fire suppression system and requires Fire Department inspection, served by a mechanical exhaust including the ducts for such hood.	\$35.30
20. For the installation or relocation of each domestic-type incinerator.	\$15.30
21. For the installation or relocation of each commercial or industrial-type incinerator.	\$70.60
22. For each appliance or piece of equipment regulated by this Code, but not classed in other appliance categories or for which no other fee is listed in this Code.	\$11.80
For any inspections not covered by fee above.	\$85.00 per hour

Plan check for mechanical plans shall be sixty-five percent (65%) of the mechanical permit cost.

UNIFORM PLUMBING CODE FEES
TABLE 1-D

Attachment D

1. Issuing each permit.	\$36.71
2. For each plumbing fixture or trap or set of fixtures on one trap.	\$4.70
3. For the installation, alteration, or repair of water piping and/or water treatment equipment to a fixture, building, or unit.	\$4.70
4. For each building sewer.	\$16.50
5. Rainwater systems — per drain or downspout.	\$7.05
6. For each private sewage disposal system.	\$23.50
7. For each water heater, not including gas lines or vents.	\$7.05
8. For each gas piping system of one (1) to four (4) outlets.	\$4.70
9. For each gas piping system of five (5) or more outlets, fee per outlet.	\$1.60
10. For each industrial waste pretreatment interceptor, including its trap and vent and kitchen-type grease interceptors functioning as a fixture trap.	\$58.80
11. For repair or alteration of drainage or vent piping.	\$4.70
12. For each lawn sprinkler system on any one meter, including backflow protection devices thereof.	\$4.70
13. For vacuum breakers or any backflow protective devices on tanks, vats, etc.; or for installation of same on unprotected plumbing fixtures, including necessary water piping:	\$4.70
One (1) to four (4)	\$1.60
Five (5) or more each.	
For any inspections not covered by the fees above.	\$85.00 per hour

Plan check for plumbing plans shall be sixty-five percent (65%) of the plumbing permit cost.